Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

13 Hillcrest Avenue, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$675,000		&		\$725,000			
Median sale p	rice							
Median price	\$611,400	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/04/2024	to	30/06/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2/4-6 Mullum Mullum Rd RINGWOOD 3134	\$635,000	23/07/2024
2	7/23-25 Wilana St RINGWOOD 3134	\$729,000	20/07/2024
3	9/3 Turnbull Ct RINGWOOD 3134	\$610,300	02/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/08/2024 11:43



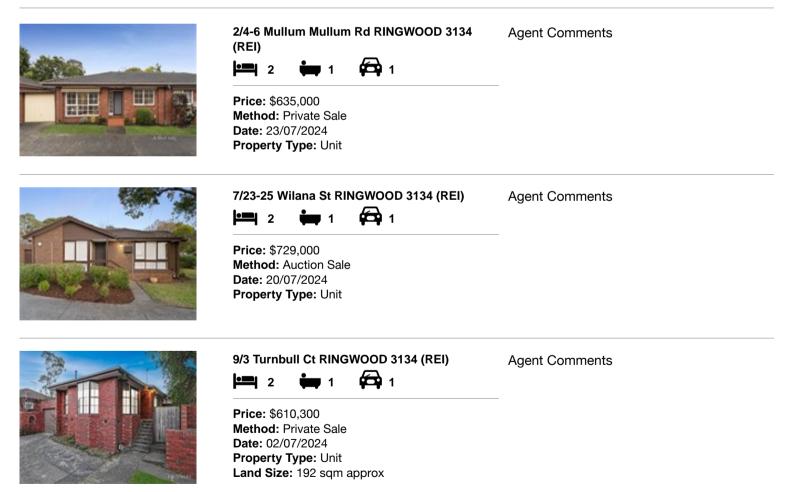






Property Type: House Land Size: 324 sqm approx Agent Comments Indicative Selling Price \$675,000 - \$725,000 Median Unit Price June quarter 2024: \$611,400

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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